ARIZONA CORPORATION COMMISSION UTILITIES DIVISION RECEIVED

MAR 29 2004

AZ CORPORATION COMMISSIO ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NEGLECTOR OF UTILITIES

> W-02486A Jackson Spring Estates Home and Property Owners Association 4439 E. Hobart Mesa AZ 852054125

ANNUAL REPORT

FOR YEAR ENDING

12 31 2003

FOR COMMISSION USE

Ann04 03

COMPANY INFORMATION

	DUNERS ASSOCIATION	TES HOME AND PROPER
Mailing Address 4439	E. HORART	
Mailing Address 4439 (Street)		
MESA (City)	AZ	81201-412
(City)	(State)	(Zip)
480 832 2619	Fax No. (Include Area Code)	450 540 1683 Pager/Cell No. (Include Area Code)
elephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)
mail Address		
ocal Office Mailing Address	SAME AS ABOU	16
(City)	(State)	(Zip)
ocal Office Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code
Email Address		
Management Contact: <u> </u>	IARLES SNIDER (Name)	PRESIDENT (Title)
Management Contact: CF	1ARLES SNIDER (Name) ALPINE	PRESIDENT (Title) AZ 85920
Ianagement Contact: CF	ARLES SNIDER (Name) ALPINE (City)	#RESIDENT (Title) AZ 85920 (State) (Zip)
Ianagement Contact: CF 1.0. BOX 810 (Street) 7.28 339 4519	ARLES SNIDER (Name) ALPINE (City) NONE	$\begin{array}{ccc} & PRESIDENT \\ & & & \\ \hline AZ & & & \\ State) & & & \\ \hline & & & & \\ & & & & \\ & & & & \\ & & & &$
Ianagement Contact: CH (Street) 728 339 4519 Telephone No. (Include Area Code)	(Name) ALPINE (City) MONE Fax No. (Include Area Code)	NONG
728 339 4519 Telephone No. (Include Area Code)	NONE	NONG
Telephone No. (Include Area Code)	NON で Fax No. (Include Area Code)	NONG
728 339 4519 Telephone No. (Include Area Code) mail Address NONE	NON で Fax No. (Include Area Code)	NONE Pager/Cell No. (Include Area Code)
728 339 4519 Telephone No. (Include Area Code) mail Address NONE On Site Manager: SAI (Street)	Fax No. (Include Area Code) ME AS MANAGO (Name)	Pager/Cell No. (Include Area Code)
728 339 4519 Telephone No. (Include Area Code) mail Address NONE On Site Manager: SA (Street)	Fax No. (Include Area Code) ME AS MANAGO (Name)	Pager/Cell No. (Include Area Code) FMENT CONTACT (State) (Zip)
728 339 4519 Telephone No. (Include Area Code) mail Address NONE On Site Manager: SAI (Street) Telephone No. (Include Area Code)	Fax No. (Include Area Code) ME AS MANAGO (Name)	Pager/Cell No. (Include Area Code) FMENT CONTACT (State) (Zip)

Page 1

filing.

Statutory Agent: 2260 S. (Street)	WADE NOB	<u>LE</u>	·
	(Name)		02011
2260 S. (Street)	(City)	$\frac{OMA}{\text{(State)}}$	(Zip)
928 783 8	?J2		
728 783 S Telephone No. (Include Area Code)	Fax No. (Include Area Co	de Pager/Cell	No. (Include Area Code)
Attorney:			
	(Name)		
(Street)	(City)	(State)	(Zip)
Telephone No. (Include Area Code)	Fax No. (Include Area Co	de) Pager/Cell	No. (Include Area Code)
☐ Please mark this box if the a filing.	bove address(es) have	changed or are u	odated since the last
<u>O</u>	WNERSHIP INFORM	ATION	
Check the following box that applies t	o your company:		
Sole Proprietor (S)	C Corpora	tion (C) (Other than	Association/Co-op)
Partnership (P)	☐ Subchapte	r S Corporation (Z)	
Bankruptcy (B)	Association	1/Co op (A)	
Receivership (R)	Limited Li	ability Company	
Other (Describe) Home	QUNERS ASSOC	14 710N	
	COUNTIES SERVI	<u>ED</u>	
Check the box below for the county/ie	es in which you are certificate	ed to provide service:	
APACHE	☐ COCHISE	□ c	COCONINO
☐ GlLA	☐ GRAHAM	□ G	REENLEE
☐ LA PAZ	☐ MARICOPA		IOHAVE
☐ NAVAJO	☐ PIMA	□ P	INAL
☐ SANTA CRUZ	☐ YAVAPAI		UMA
STATEWIDE			

COMPANY NAME JACKSON STRING GSTATES HOME AND PROTERTY OWNERS

UTILITY PLANT IN SERVICE

Acct.		Original	Accumulated	O.C.L.D.
No.	DESCRIPTION	Cost (OC)	Depreciation (AD)	(OC less AD)
301	Organization			
302	Franchises			
303	Land and Land Rights	4 000		
304	Structures and Improvements	16450	14807	1643
307	Wells and Springs	3900	3510	390
311	Pumping Equipment	25 000	22500	2500
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains			
333	Services			
334	Meters and Meter Installations			
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	81 000	72900	8100
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	130 350	113717	12.633

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME TACKSON STRING GSTATES HOME AND PROPERTY COWNERS

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization			
302	Franchises			
303	Land and Land Rights	400		
304	Structures and Improvements	16450	5%	823
307	Wells and Springs	3900	570	195
311	Pumping Equipment	25 000	5%	1250
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains			
333	Services			
334	Meters and Meter Installations			
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	SI w	5%	4050
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	130350		6318

This amount goes on Comparative Statement of Income and Expense __ Acct. No. 403.

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ADM

BALANCE SHEET

Acct. No.			BALANCE AT BEGINNING OF		BALANCE AT END OF	
	ASSETS	YEAR		YEAR		
	CURRENT AND ACCRUED ASSETS					
131	Cash	\$	8025	\$	9209	
134	Working Funds					
135	Temporary Cash Investments					
141	Customer Accounts Receivable					
146	Notes/Receivables from Associated Companies					
151	Plant Material and Supplies					
162	Prepayments					
174	Miscellaneous Current and Accrued Assets					
	TOTAL CURRENT AND ACCRUED ASSETS		···			
		\$	8025	\$	9209	
	FIXED ASSETS					
101	Utility Plant in Service	\$	126 350	\$	126350	
103	Property Held for Future Use					
105	Construction Work in Progress		-1.7			
108	Accumulated Depreciation – Utility Plant		107399		113711	
121	Non-Utility Property					
122	Accumulated Depreciation – Non Utility					
	TOTAL FIXED ASSETS	\$	18951	\$	12633	
	TOTAL ASSETS	\$	26976	\$	21842	

NOTE: The Assets on this page should be equal to Total Liabilities and Capital on the following page.

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASTA

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF	BALANCE AT END OF
	LIABILITIES	YEAR	YEAR
	CURRENT LIARIUTES		
221	CURRENT LIABILITES	d.	<u></u>
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits		
236	Accrued Taxes		
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	TOTAL CURRENT LIABILITIES	\$ 0	\$ 0
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$	\$ 🔾
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction	,	
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS	\$ 0	\$ 0
	TOTAL LIABILITIES	\$	\$ 0
· · · · · · · · · · · · · · · · · · ·	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$	\$
211	Paid in Capital in Excess of Par Value	***************************************	
215	Retained Earnings		
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	\$	\$ >
	TOTAL LIABILITIES AND CAPITAL	s 0	s 0

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$	\$
460	Unmetered Water Revenue	3813	3220
474	Other Water Revenues		150
	TOTAL REVENUES	\$ 3813	\$ 3370
	OPERATING EXPENSES		
601	Salaries and Wages	\$ 550	\$
610	Purchased Water		
615	Purchased Power	500	1400
618	Chemicals		
620	Repairs and Maintenance	423	581
621	Office Supplies and Expense	48	31
630	Outside Services		
635	Water Testing	52	113
641	Rents		
650	Transportation Expenses		
657	Insurance – General Liability	662	838
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense	70	60
403	Depreciation Expense	6318	6318
408	Taxes Other Than Income	133	233
408.11	Property Taxes	130	127
409	Income Tax		
	TOTAL OPERATING EXPENSES	\$ 8886	\$ 9701
	OPERATING INCOME/(LOSS)	\$	\$
	OTHER INCOME/(EXPENSE)		
419	Interest and Dividend Income	\$	\$
421	Non-Utility Income	/410	1320
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	TOTAL OTHER INCOME/(EXPENSE)	\$ 1410	\$ /320
	NET INCOME/(LOSS)	\$ (3658)	\$ (5011)

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS

ASSIN

SUPPLEMENTAL FINANCIAL DATA Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan			OFIN	
Dollar Amount Issued	s	8	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End	\$ NA	31.20
Meter Deposits Refunded During the Test Year	\$ NA	

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number*	Pump Horsepower	Pump Yield (Gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
040105	1/6	25	6			

Arizona Department of Water Resources Identification Number

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
NA -		

BOOSTER PUMPS		FIRE HYD	PRANTS
Horsepower	Quantity	Quantity Standard	Quantity Other
	2	100000	/

STORAGE TA	STORAGE TANKS		E TANKS
Capacity	Quantity	Capacity	Quantity
15 000	/		6

COMPANY NAME JACKSON SCRING ESTATES HOME AND PROPERTY OWNOWS

WATER COMPANY PLANT DESCRIPTION (CONTINUED)

MAINS

Size (in inches)	Material	Length (in feet)
2		
3		
4	PVC	APPY 2000
5		
6	PVC	APX 2500
8		,
10		
12		
	-	

CUSTOMER METERS

Size (in inches)	Quantity
5/8 X ³ / ₄	
3/4	
1	
1 1/2	
2	1016
Comp. 3	MOIVE
Turbo 3	,
Comp. 4	
Tubo 4	
Comp. 6	
Tubo 6	

For the following three items, list the utility owned assets in each category.				
TREATMENT EQU	IPMENT:			
		410		
		1/0/1/5		
		70070		
STRUCTURES:				
SIRUCIURES.	PILALD	HOUSÉ		
	IUMF	14 00 30		
OTHER:				

COMPANY NAME: JACKSON SPRING ESTATES HOME AND PROPERTY
OWNERS ASSIN

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2003

MONTH	NUMBER OF	GALLONS SOLD	GALLON PUMPED
	CUSTOMERS		(Thousands)
JANUARY	12		
FEBRUARY	12		
MARCH	12		
APRIL	12		
MAY	12	V \	
JUNE	12		
JULY	j 2		
AUGUST	11		
SEPTEMBER	[1		
OCTOBER	11		
NOVEMBER	11		
DECEMBER			
	TOTAL	N/A	

Is the Water Utility located	in an ADWR Active Management Area (AMA)?
() Yes ()) No
Does the Company have Ar	ADWR Gallons Per Capita Per Day (GPCPD) requirement?
() Yes (∕\ No
If yes, provide the GPCPD	amount:
What is the level of arsenic	for each well on your systemmg/l
(If more than one well, please list each so	parately) TESTING NOT REQUIRED DUE TO LIMITED CUSTOMERS
Note: If you are filing for each system.	more than one system, please provide separate data sheets for

COMPANY NAME TACKSON SPRING ESTATES HOME AND YEAR ENDING 12/31/2003 PROPERTY OWNERS ASSN

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2003 was: \$ /27.20
Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.
If no property taxes paid, explain why
m3.5 En 2/o5
03 F - 50265 WELLS FARGO BANK 182
PAY TO THE ORDER OF Belty M Manager April G. The earner \$ 40, 72 JACKSON SPRING ESTATES HOME & PROPERTY OWNERS ASSOC.
MESA, AZ 85277-0394 MEMO 945 80 702 A O Desp Coele
1:1221055241:0808750269#0182 .''0000004072.''
03-F -50204 WELLS FARGO BANK 183
PAY TO THE ORDER OF Belly M. Maloge Open Lo. Joseph Sec. 48 JACKSON SPRING ESTATES HOME & PROPERTY OWNERS ASSOC. P. O. BOX 20394 MESA, AZ 85277-0394
1:1221055241:0808750269110183 11'000000864811'

COMPANY NAME JACKSUN SPRING ESTATES HONG AND YEAR ENDING 12/31/2003 PROPERTY OWNERS ASM.

INCOME TAXES

For this reporting period, provide the following:		
Federal Taxable Income Reported Estimated or Actual Federal Tax Liability	0	
State Taxable Income Reported Estimated or Actual State Tax Liability	0	
Amount of Grossed-Up Contributions/Advances:		
Amount of Contributions/Advances Amount of Gross-Up Tax Collected Total Grossed-Up Contributions/Advances		
Decision No. 55774 states, in part, that the utility the tax year when tax returns are completed. Pure Payer or if any gross-up tax refunds have already and amount of contribution/advance, the amount Payer, and the date the Utility expects to make or leading to the contribution of the	suant to this Decision, if gross-up tax rebeen made, attach the following inform of gross-up tax collected, the amount	refunds are due to any nation by Payer: name
CERTIFICATION		
The undersigned hereby certifies that the Utility hereby prior year's annual report. This certification is to corporation; the managing general partner, if a company or the sole proprietor, if a sole proprietor	o be signed by the President or Chief I a partnership; the managing member,	Executive Officer, if a
SIGNATURE	DATE	
PRINTED NAME	TITLE	

VERIFICATION AND SWORN STATEMENT

RECEIVED

MAR 29 2004

	<u>Intrasta</u>	ate Revenues Only	MAIN & 0 ZOUT	
VERIFICATION	COUNTY OF (COUNTY	/ NAME)	AZ CORPORATION COMMISSIO	
STATE OF	NAME (OWNER OR O	APAC HC	DIRECTOR OF UTILITIES	
I, THE UNDERSIGNED	NAME (OWNER OR OF	FFICIAL) TITLE COESTER	SECI/TRUN	
OF THE	TACKSON STR	LING ESTATES H	OME AND PROPERTY	
DO SAY THAT THIS ANNUAL			COPRORATION COMMISSION	
FOR THE YEAR ENDING	MONTH 12	DAY 31	YEAR 2003	
PAPERS AND RECO THE SAME, AND STATEMENT OF B COVERED BY THIS	ORDS OF SAID DECLARE THE USINESS AND REPORT IN RES	UTILITY; THAT I E SAME TO BE AFFAIRS OF SAI SPECT TO EACH A	FROM THE ORIGINAL BOOKS HAVE CAREFULLY EXAMINED A COMPLETE AND CORRECT ID UTILITY FOR THE PERIOD NO EVERY MATTER AND THING ORMATION AND BELIEF.	D T D
SWORN STATEMENT				
401, ARIZONA REV	ISED STATUTE NUE OF SAID U	S, IT IS HEREIN JTILITY DERIVED	TLE 40, ARTICLE 8, SECTION 40 REPORTED THAT THE GROSS FROM ARIZONA INTRASTATION WAS:	S
		Arizona IntraState Gros	s Operating Revenues Only (\$)	
		\$	4540,	
		(THE AMOUNT IN INCLUDES \$IN SALES TAXES	BOX ABOVE 232.76 BILLED, OR COLLECTED	
**REVENUE REPORTED ON THIS F INCLUDE SALES TAXES BILLED COLLECTED. IF FOR ANY OTHE THE REVENUE REPORTED ABOV AGREE WITH TOTAL OPERATIN ELSEWHERE REPORTED, ATTA STATEMENTS THAT RECONCIL DIFFERENCE. (EXPLAIN IN DETA	OR IR REASON, VE DOES NOT G REVENUES CH THOSE E THE	SIGNATURE OF OWNER OR OFFIC	Coerc ial \$	
SUBSCRIBED AND SWORN TO BI	EFORE ME	TELEPHONE NUMBER	CAL	
A NOTARY PUBLIC IN AND FOR T	THE COUNTY OF	COUNTY NAME	NOTA STATE VIN E Sion Ex	
THIS 25	DAY OF	Maricope Month March	20 04 PR	
		(, (,)	Dri 9	
(SEAL) MY COMMISSION EXPIRES	3-05	SIGNATURE OF NO		
MIT COMMISSION EAPIRES (<u>, </u>	_	laran da la	

VERIFICATION AND SWORN STATEMENT RESIDENTIAL REVENUE

RECEIVED

MAR 29 2004

VERIFICATION

INTRASTATE REVENUES ONLY

AZ CORPORATION COMMISSIO DIRECTOR OF UTILITIES

SIGNATURE OF NOTARY PUBLIC

						DIRECTOR	OF UTILITIES
STATE OF	ARIZONA	(COUNTY N	IAME)	APACHE			
I, THE UND	ERSIGNED	NAME (OWNER OR	OFFICIAL) M. CX S	•	TIT	LE SECY/	TREAS
OF THE		COMPANY NAME JACKSON	SPRING	ESTATES F	LOME AND	proferty	ASSN.
DO SAY THA	AT THIS ANNU	JAL UTILITY	REPORT TO		ONA CORPO	DRATION C	OMMISSION
FOR THE YI	EAR ENDING	MONTH 12	DAY 31	YEAR 2003			
RECO THE S UTIL	ORDS OF SAID SAME TO BE A ITY FOR THE FER AND THI	UTILITY; THACOMPLETE AS PERIOD CO	AT I HAVE AND CORRE VERED BY	CAREFULLY CT STATEMI THIS REPOR	EXAMINE ENT OF BUS RT IN RESI	D THE SAMI SINESS AND PECT TO EA	KS, PAPERS AND DECLAR AFFAIRS OF SA ACH AND EVEN FORMATION AND
SWORN S	STATEMEN	\mathbf{T}					
ARIZONA I REVENUE	REVISED STA OF SAID UTI	ATUTES, IT I	S HEREIN ED FROM	REPORTED ARIZONA I	THAT TH NTRASTA	E GROSS O TE UTILIT	<u>Y OPERATIO</u> I
ARIZONA		SS OPERATING RE	VENUES	ÌNCLUD	ES \$	OX AT LEFT 232.76 LLED, OR CO	
		UE REPORTEI S TAXES BILLI		AGE	SIGNATUR	M, Loc e of owner or office	AL.
NOTARY PUBLIC STATE OF ARIZONA Maricopa County CALVIN ENGEBRETSON mission Expires April 9, 2005		D AND SWORN PUBLIC IN ANI		COUNTY OF	NOTARY PUBLIC	Sugeba	. 20 GU
My Connection	(SEAL)			X	Car	telans	

MY COMMISSION EXPIRES 4-9-05